

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

SEPTEMBER 1, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Sims, Steele and Suffredin (17)

Absent: None (0)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain property described therein:

299983 DOCKET #8520 – EMILIA FUGATE, OWNER, 9N107 Route 59, Elgin, Illinois 60120. Application (No. SU-09-04; Z09020). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE, in the R-5 Single Family Residence District for an after the fact 60 x 40 foot, 29 foot high storage building in Section 27 of Hanover Township. Property consists of 3 acres located on the east side of Illinois Route 59 approximately 300 feet north of Baytree Drive in Hanover Township, County Board District #15. Intended Use: Storage building. **Recommendation: That the application be granted with conditions.**

Conditions: Install eight (8) five foot (5') high arborvitae along the southern border.

Objectors: None

The Cook County Zoning Board of Appeals, to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Vice Chairman Murray, seconded by Commissioner Peraica, moved the approval of Communication No. 299983. The motion carried unanimously.

SECTION 2

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain property described therein:

300558 DOCKET #8528 – TIMOTHY CRONIN, Owner, 22810 Oakland Drive, Steger, Illinois 60475, Application (No. SU-09-07; Z09030). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District to operate an auto and auto parts salvage yard including wrecking, dismantling and recycling and towing services including twice a year a portable crusher service in Section 27 of Bloom Township. Property consists of approximately 1.7 acres located on the north side of Main Street (217th Street), approximately 510 feet west of Cottage Grove Avenue in Bloom Township, County Board District #6. Intended use: To operate an auto and auto parts salvage yard including wrecking, dismantling and recycling and towing services including twice a year a portable crusher service.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications were referred, submitted communications setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Vice Chairman Murray, seconded by Commissioner Peraica, moved the approval of Communication No. 300558. The motion carried unanimously.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

302394 DOCKET #8543 – J. REIDY AND P. BARKER, Owners, Application (No. V-09-35): Variation to reduce rear yard setback from 50 feet to 35 feet for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the south side of West 131st Street, approximately 152 feet east of 85th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302395 DOCKET #8544 – B. FITZSIMONS, Owner, Application (No. V-09-36): Variation to reduce left side yard setback from 10 feet to 5 feet; and reduce right side yard setback from 10 feet to 6 feet for a one story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of West Summerdale Avenue, approximately 127 feet west of Washington Street in Norwood Park Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302396 DOCKET #8545 – M. LOPEZ, Owner, Application (No. V-09-37): Variation to reduce front yard setback from 40 feet to 35.8 feet (existing principal); reduce left side yard setback from 15 feet to 4.8 feet (existing accessory); and reduce right side yard setback from 15 feet to 13.21 feet (existing principal) for a one story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.59 of an acre, located on the east side of Edgewood Avenue, approximately 50 feet north of 54th Street in Lyons Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302397 DOCKET #8548 – S. GIANNOPOULOS, Owner, Application (No. V-09-39): Variation to reduce the distance between principal and accessory from 10 feet to 1 foot; and reduce corner side yard setback from 15 feet to 8 feet (existing) for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the northwest corner of Flora and Victor Avenues in Maine Township, County Board District #9. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302398 DOCKET #8549 – G. & B. GRANAT, Owners, Application (No. V-09-40): Variation to reduce side yard setback from 15 feet to 2.5 feet (existing); reduce lot area from 40,000 square feet to 10,864 square feet (existing); and reduce lot width from 150 feet to 100 feet (existing) to replace existing detached garage on lot served by well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the south side of New Avenue, approximately 1,780 feet west of Timberline Drive in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302399 DOCKET #8552 – M. & J. SCHRADER, Owners, Application (No. V-09-42): Variation to reduce left side yard setback from 10 feet to 6 feet (existing); reduce right side yard setback from 10 feet to 7 feet (existing); and reduce front yard setback from 30 feet to 15 feet (existing) for a new front porch in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 115th Place, approximately 50 feet east of Lawndale Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302400 DOCKET #8553 – E. & N. BREGU, Owners, Application (No. V-09-43): Variation to reduce right side yard setback from 15 feet to 3 feet (existing) for a shed in the R-4 Single Family Residence District. The subject property consists of approximately 1.01 acres, located on the northeast side of Pauline Court, approximately 282 feet north of 133rd Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302401 DOCKET #8554 – T. HANEY, Owner, Application (No. V-09-44): Variation to reduce front yard setback from 30 feet (@20%) to 28 feet for a front porch addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.49 of an acre, located on the south side of Paloma Drive, approximately 240 feet east of 83rd Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302402 DOCKET #8555 – C. & M. PAPIERNIAK, Owners, Application (No. V-09-45): Variation to reduce front yard setback from 40 feet to 38 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the east side of Perry Drive, approximately 69 feet north of Baker Drive in Palatine Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302403 DOCKET #8556 – J. SADLIER, Owner, Application (No. V-09-46): Variation to reduce right side yard setback from 15 feet to 6 feet for a proposed deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the east side of Linder Avenue, approximately 191 feet south of the Midlothian Turnpike in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302404 DOCKET #8557 – S. MCNARMARA, Owner, Application (No. V-09-47): Variation to reduce rear yard setback from 40 feet to 28 feet for a new two car garage addition; and reduce right side yard setback from 10 feet to 3.5 feet (existing deck) in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the southeast side of Applegate Lane and Applegate Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302405 DOCKET #8558 – A. TENUTA, Owner, Application (No. V-09-48): Variation to reduce right side yard setback from 10 feet to 4 feet for a proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of South Massasoit Avenue, approximately 207 feet north of west 127th Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302406 DOCKET #8559 – S. GUERRERO, Owner, Application (No. V-09-49): Variation to reduce left side yard setback from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 4 feet for a new storage shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the north side of 129th Street, approximately 325 feet west of McVickers Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

302407 DOCKET #8560 – D. & M. MINKO, Owners, Application (No. V-09-50): Variation to increase height of fence in front yard from 3 feet to 4 feet in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Long Avenue, approximately 72 feet south of 50th Street in Stickney Township, County Board District #11.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Peraica, moved the approval of Communication Nos. 302394, 302395, 302396, 302397, 302398, 302399, 302400, 302401, 302402, 302403, 302404, 302405, 302406 and 302407. The motion carried unanimously.

Commissioner Reyes moved to adjourn, seconded by Commissioner Gainer, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary